



SOUTH OF TORTOLITA MOUNTAIN CIRCLE AND ROCKY HIGHLANDS DRIVE INTERSECTION, STONE CANYON IX/9, RESIDENTIAL SITE DESIGN

Access the project webpage below

www.ovprojects.com under the project name “South of Tortolita Mountain Circle and Rocky Highlands Drive intersection, Stone Canyon IX/9, Residential Site Design”

Project Summary

The applicant proposes a 7-lot detached single-family residential subdivision on an approximately 25-acre property, located south of the Tortolita Mountain Circle and Rocky Highlands Drive intersection.

Proposed New Development

New 7-lot detached single-family residential subdivision on an approximately 25 acres property with one access point from Tortolita Mountain Circle.

Meeting Dates

1. First Neighborhood Meeting – February 18, 2021
2. Second Neighborhood Meeting – To be determined
3. Planning and Zoning Commission – To be determined
4. Town Council – To be determined

Project Milestones

1. Pre-application submitted – September 2020
2. Formal Submittal – To be determined

Meeting Format

Standard meeting format

- Introduction-10 minutes
- Staff Presentation-20 minutes
- Applicant Presentation-20 minutes
- Question and Answer- 40 minutes

General Plan

The General Plan is a policy document which helps inform land use decisions in the community. The General Plan embodies the values and goals of the community and its residents.



Existing General Plan Designation

The subject property has a General Plan Land Use designation of Rural Low Density Residential (RLDR). See image to the right.

Rural Low Density Residential (RLDR, 0 - 0.3 DU/AC)

This land use designation represents areas where single-family homes on large lots are intended. The lot sizes in this land use designation allow for substantial setbacks between individual homes in order to maintain a rural character and retain the natural environment.

Homes in this land use designation can range up to 0.3 DU/AC, an average number of homes per acre. For example, a development 100 acres in size may have a maximum of 30 homes.

Existing Zoning Designation

The subject property is located in R1-144 zoning. (see image at right):

This district is intended to promote and preserve suburban-rural single-family residential development. The large lot size permits agricultural uses and promotes open space.

R1-144 Single Family Residential District Standards

1. Minimum lot size: 144,000 sq. ft.
2. Setbacks: Front 50', Sides, 20' and Rear 50'
3. Building height: 18'

Review Criteria

Please follow the links below to the Town of Oro Valley Zoning Code and General Plan.

Town of Oro Valley Zoning Code - <https://orovalley.town.codes/ZC>

The Your Voice, Our Future General Plan -

<https://www.orovalleyaz.gov/Government/Departments/Town-Managers-Office/General-Plan>

